



COULTERS<sup>©</sup>

WELCOME TO:

# PILLANS WALK

34 Pillans Walk, Leith Links, Edinburgh, EH6 7DY





## PILLANS WALK AT A GLANCE:



Prime Leith location



Stunning open plan kitchen/living room



Bedroom with views of Arthur's Seat



Tastefully decorated



West-facing landscaped garden



Minutes from Leith Links

## EXTRAS:

All fixtures and fittings, including; integrated white goods, blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Enjoy living minutes from the beautiful green space that is Leith Links with this impressive two-bedroom new build property spanning two floors, and set in the popular Ropeworks development. Boasting a landscaped private garden and a fresh modern design that includes an east-facing open plan kitchen/living room, finished to an impeccable standard. Professionals, first-time buyers, or investors are sure to love the location close to not only vibrant Leith Walk but also the cosmopolitan Shore, and with the City Centre within easy reach, it offers the best in city living.

- East-facing living room with French doors opening onto a Juliet balcony, pendant lighting, wood-effect flooring, and a statement accent wall.
- Stylish open plan kitchen with built-in appliances and a central island with breakfast bar.
- Spacious WC and excellent storage off the entrance hall.
- Principal double bedroom with spectacular open views across to Arthur's Seat. The attractive interior design includes built-in wardrobes and direct bathroom access.
- A second comfortable west-facing double bedroom.
- Monochrome bathroom with a washbasin built into wall-hung vanity, hidden cistern WC, and bath with wall-mounted shower.
- Gas central heating and double glazing throughout.
- Immaculate landscaped private front garden and well-maintained communal grounds.
- Resident's parking.
- Latest safety features with sprinkler system and burglar alarm as well as an eco-friendly ventilation and heat recovery system.
- Secure garden store cupboard which is excellent for bike storage.









## LOCATION, LOCATION, LOCATION:

Located a short distance from Edinburgh's City Centre, Historic Leith is a vibrant, popular area with an exceptional variety of leisure, dining, and retail choices.

Within a two-minute walk is Leith Links - a wonderful spot for walking and running which boasts tree-lined avenues and walkways, recreational sports pitches, tennis courts, play areas, and pétanque Courts.

Lively eating and drinking spots are close by on Leith Walk, the mile-long main thoroughfare connecting the City Centre with the port of Leith, including La Casa, Origano Café and Pizzeria, and Woodland Creatures. The nearby waterfront Shore boasts Michelin-starred Martin Wishart's, The King's Wark, The Ship on The Shore and many others. Discover superb leisure amenities at Craigentenny Golf Course, David Lloyd Newhaven with indoor and outdoor swimming pools, fitness classes,

and a state-of-the-art gym; and Ocean Terminal, which has a VUE Cinema, well-known eateries, and a 24hr PureGym.

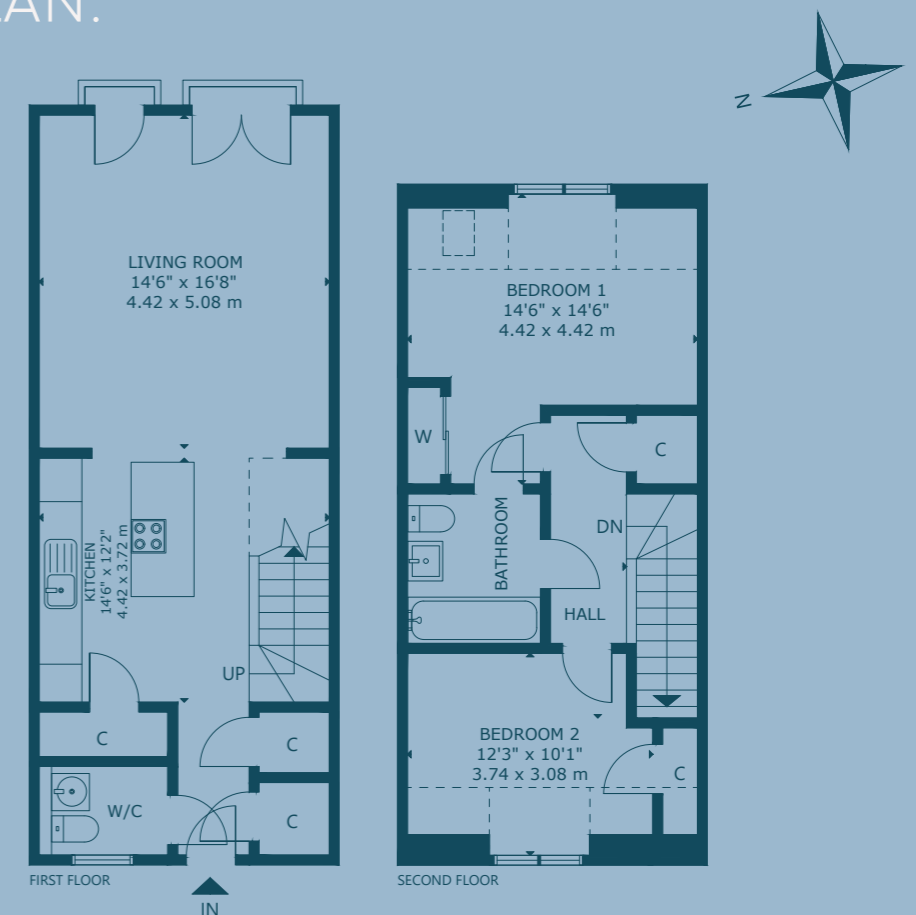
Daily shopping needs are met by an eclectic mix of convenience stores, independent retailers, and grocers, whilst a large Tesco sits minutes away at the foot of Leith Walk.

Additionally, there is St Mary's RC Primary School right at the doorstep and many nurseries close by.

Superb transport links ensure that regular bus services take you swiftly into the City Centre, Waverley Train Station, and onward to Edinburgh International Airport. The soon to be opened tram extension will provide access between Leith, Newhaven, the City Centre, and Edinburgh Airport.



## FLOOR PLAN:



34 Pillans Walk, Leith Links, Edinburgh, EH6 7DY

Approx. Gross Internal Area

1,033 Sq Ft - 96 Sq M

For identification only. Not to scale.

© Nest Marketing



COULTERS<sup>©</sup>

WE'D LOVE TO  
HEAR FROM YOU:

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

